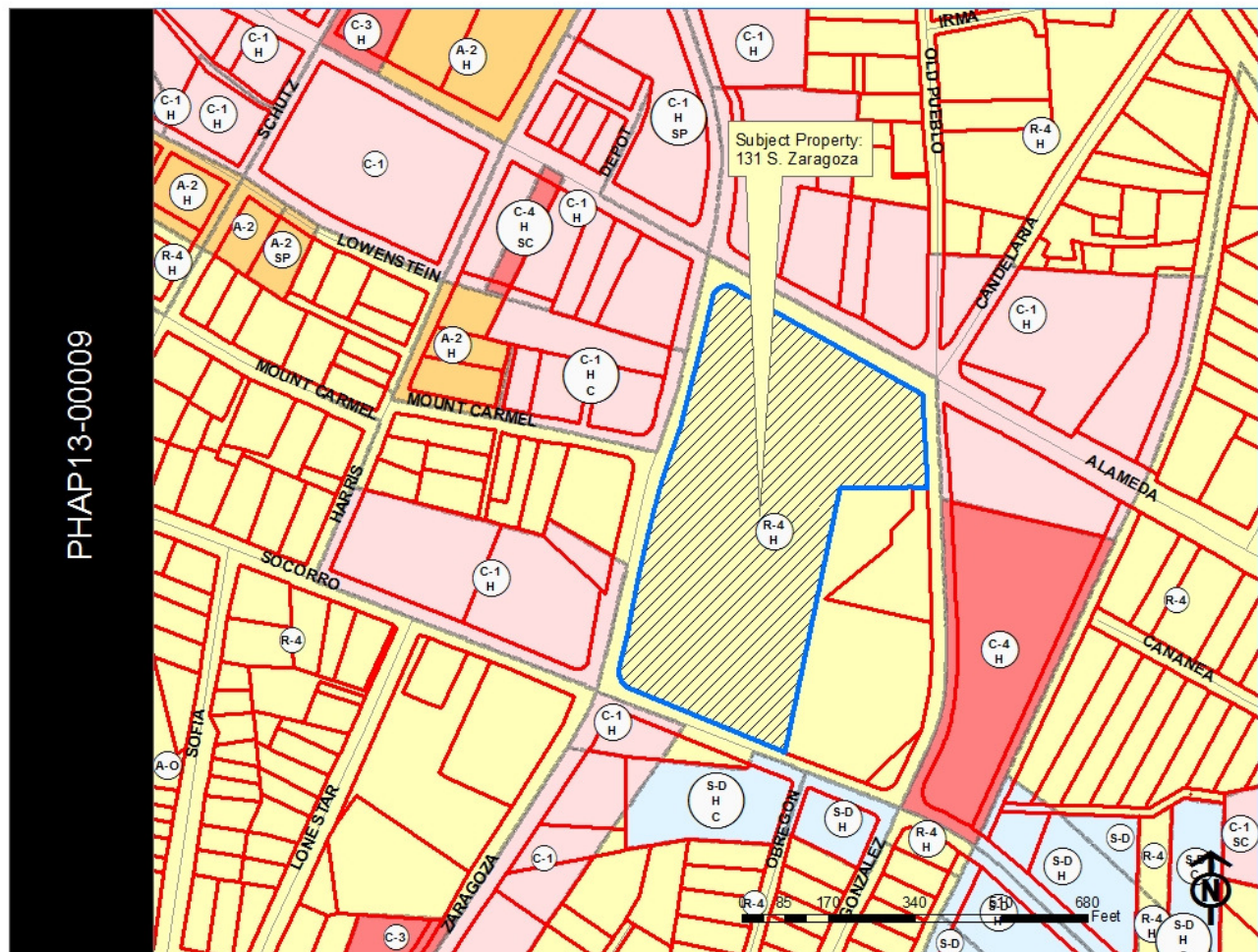




PHAP13-00009

Date: May 6, 2013
Application Type: Certificate of Appropriateness
Property Owner: Catholic Diocese of El Paso
Representative: David Holguin
Legal Description: 44 Ysleta Tract 2-A (6.978 Acres), Tract 2-B (0.066 Acres) (7.0440 Acres), City of El Paso, El Paso County, Texas.
Historic District: El Paso's Register of Historic Properties
Location: 131 S. Zaragoza Road
Representative District: #6
Existing Zoning: R-4/H (Residential/Historic)
Year Built: Unknown
Historic Status: Non-contributing
Request: Certificate of Appropriateness for the alteration of the main facade and entrance on Parish Hall and construction of a stage, breezeway and sidewalks.
Application Filed: 4/24/2013
45 Day Expiration: 6/08/2013

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the alteration of the main facade and entrance on Parish Hall and construction of a stage, breezeway, and sidewalks.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

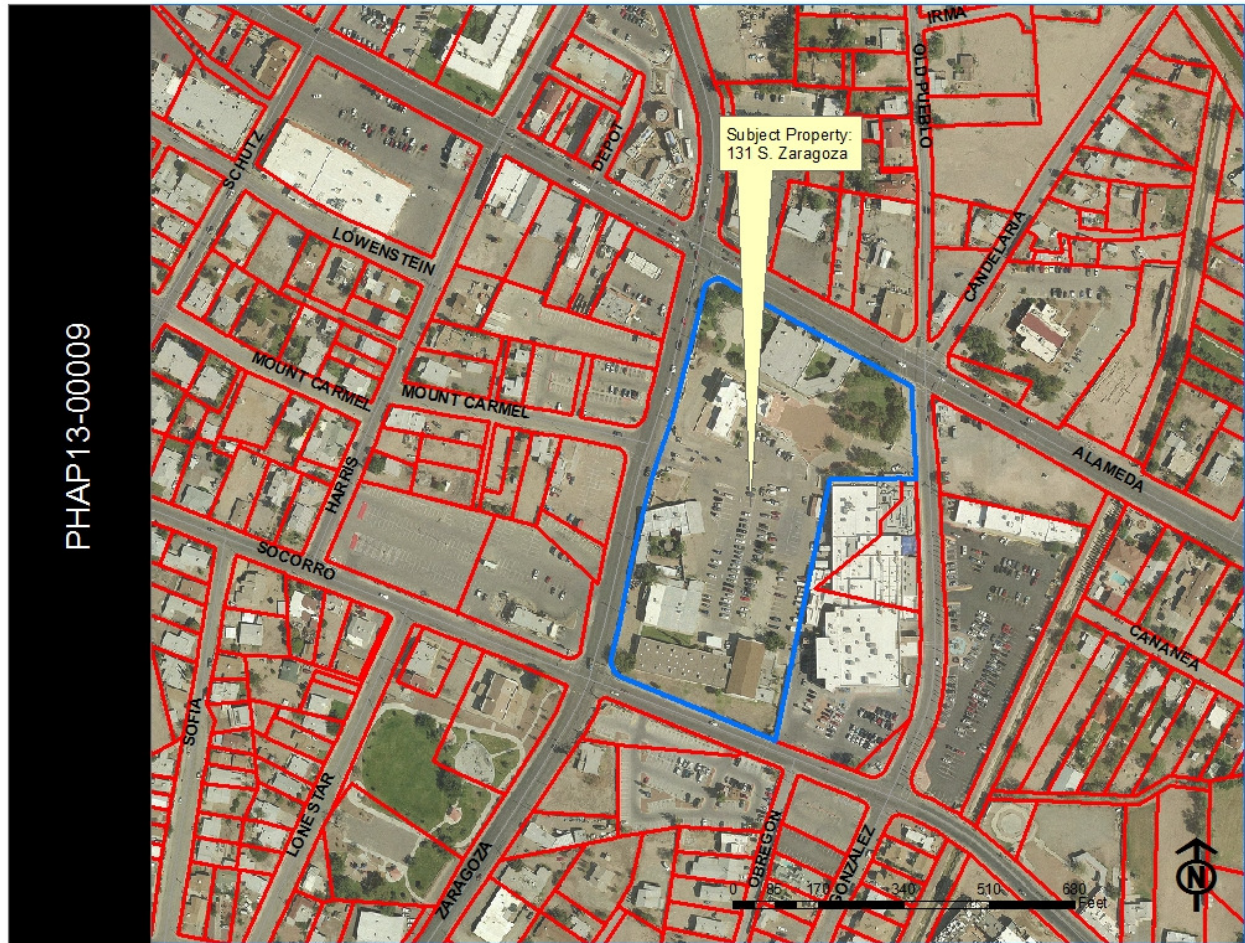
The Ysleta Historic District Design Guidelines recommend the following:

- The character of the Ysleta Historic District should be preserved through proper design and construction practices.
- Appropriate masonry for the Ysleta Historic District includes brick, stone, terra cotta, stucco finishes or synthetic coatings, and adobe.
- Metal, vinyl, asbestos and other synthetic materials are inappropriate, although some of these may be considered on an individual basis.
- Very little exterior metal has been used for construction within the Ysleta Historic District.
- Any new construction must be compatible in size, texture, color, design, proportion and detail to adjacent buildings and streetscapes; and must follow the specific architectural styles designated appropriate for that particular zone. Incorporating existing architectural features with new design elements can contribute added interest and compatibility.
- New structures should respect the integrity of existing buildings. Existing historic structures and streetscape need be taken into consideration before designing new infill construction. Setbacks, proportion, rhythm, and building elements should all be addressed.
- Almost all of the sidewalks in El Paso are made of concrete; however, other alternatives exist. For example, brick and stone pavers are available in a wide assortment of colors and patterns and can contribute to the overall enhancement of an area.

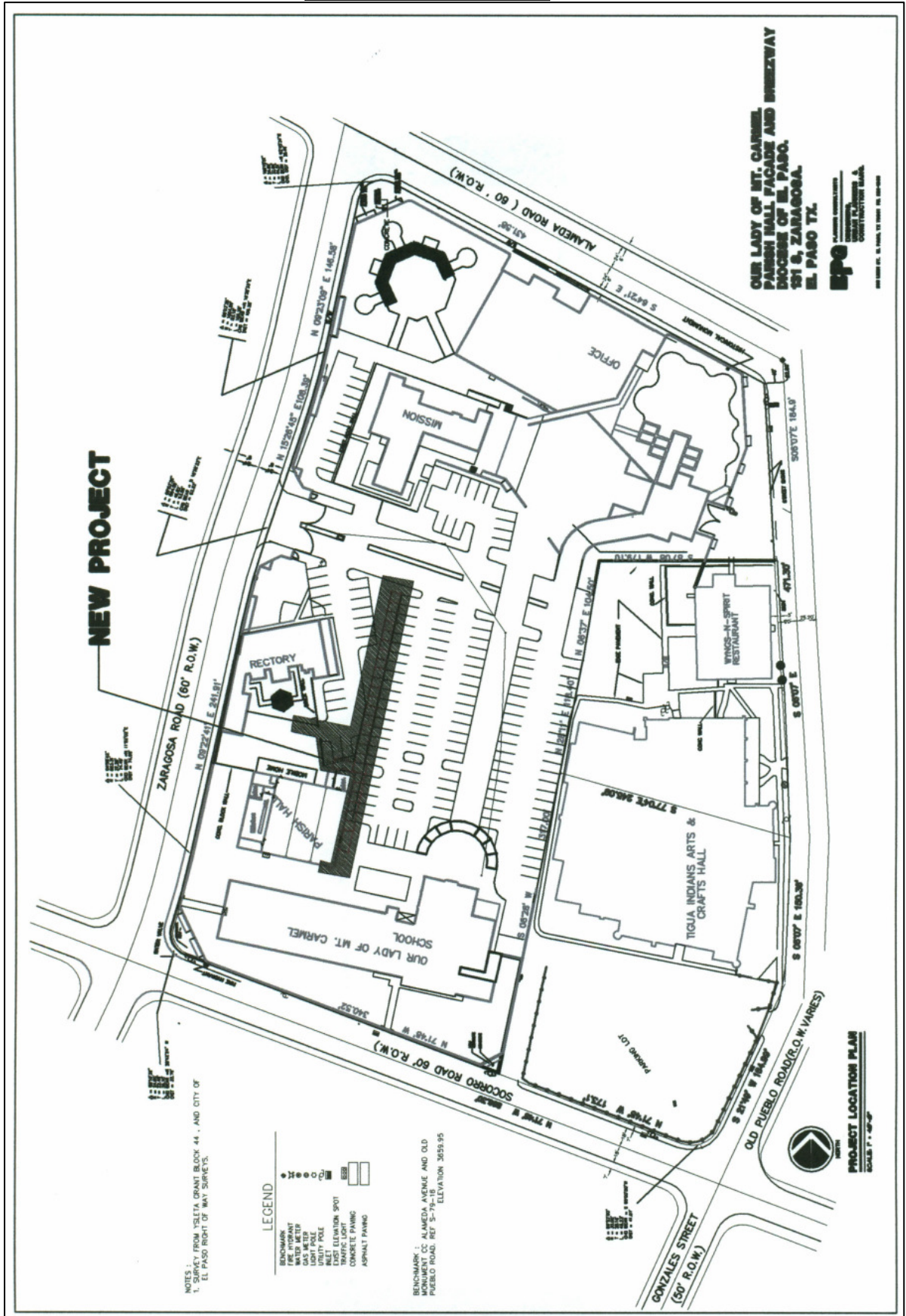
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New additions, exterior alterations, or new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

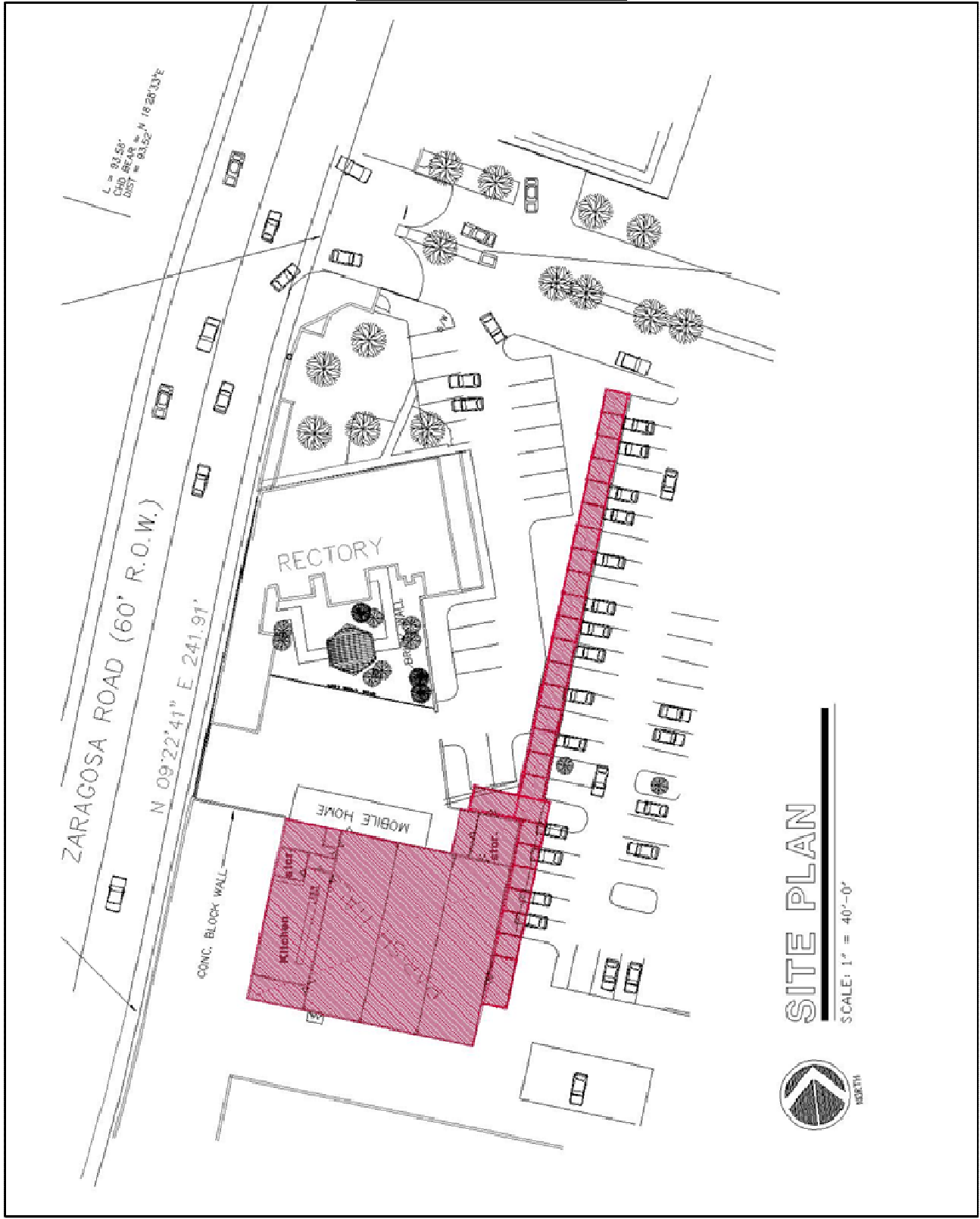
AERIAL MAP



EXISTING SITE PLAN

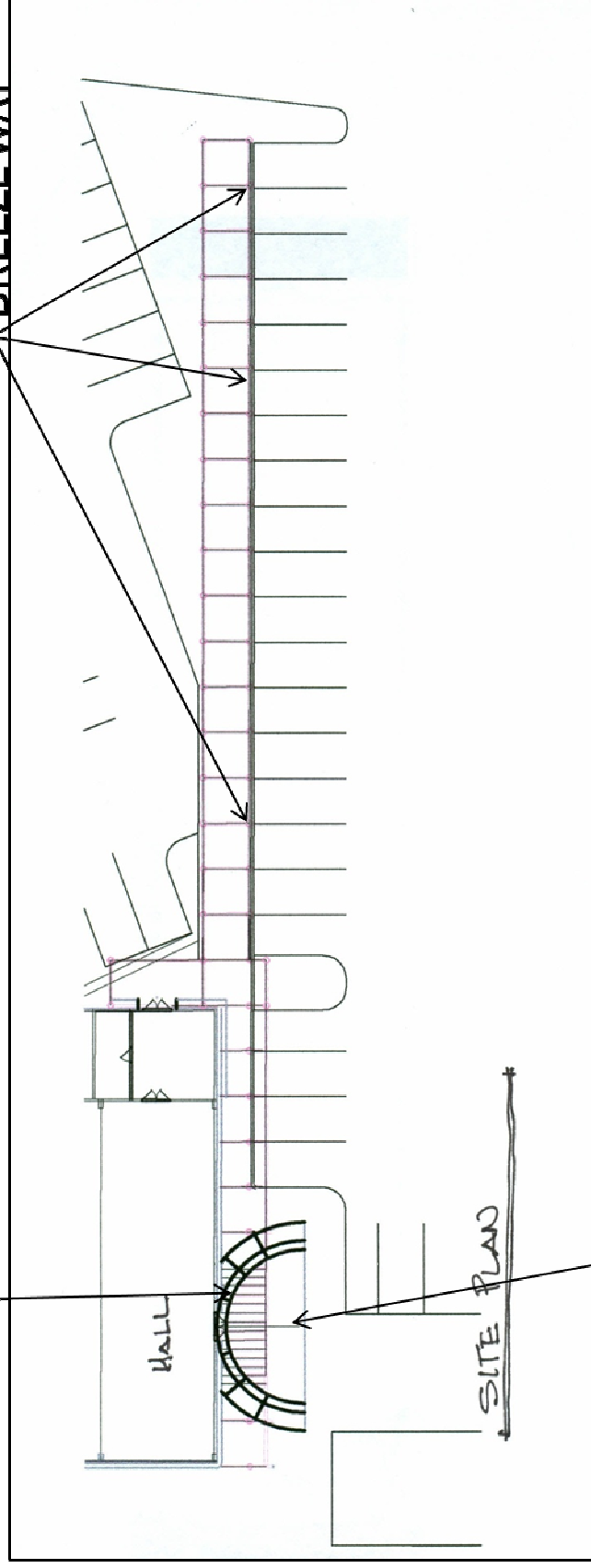


PROPOSED SITE PLAN



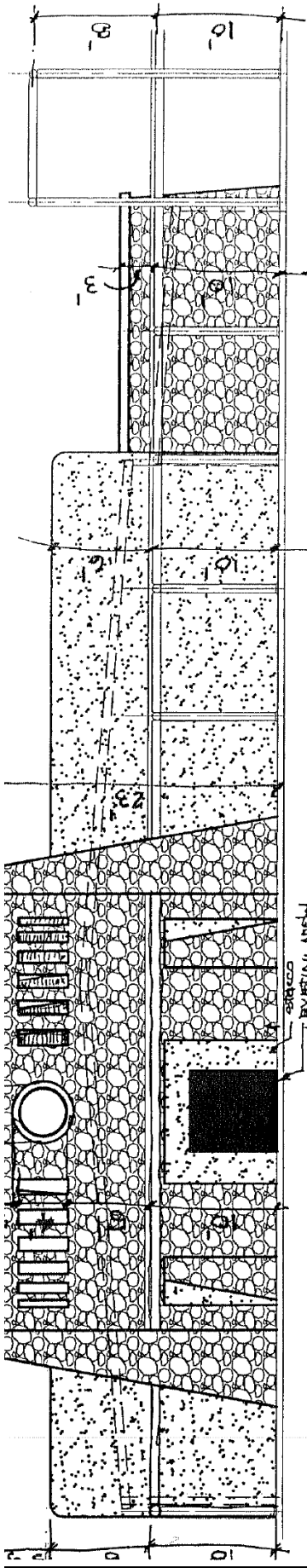
HALL ENTRY

BREEZE WAY



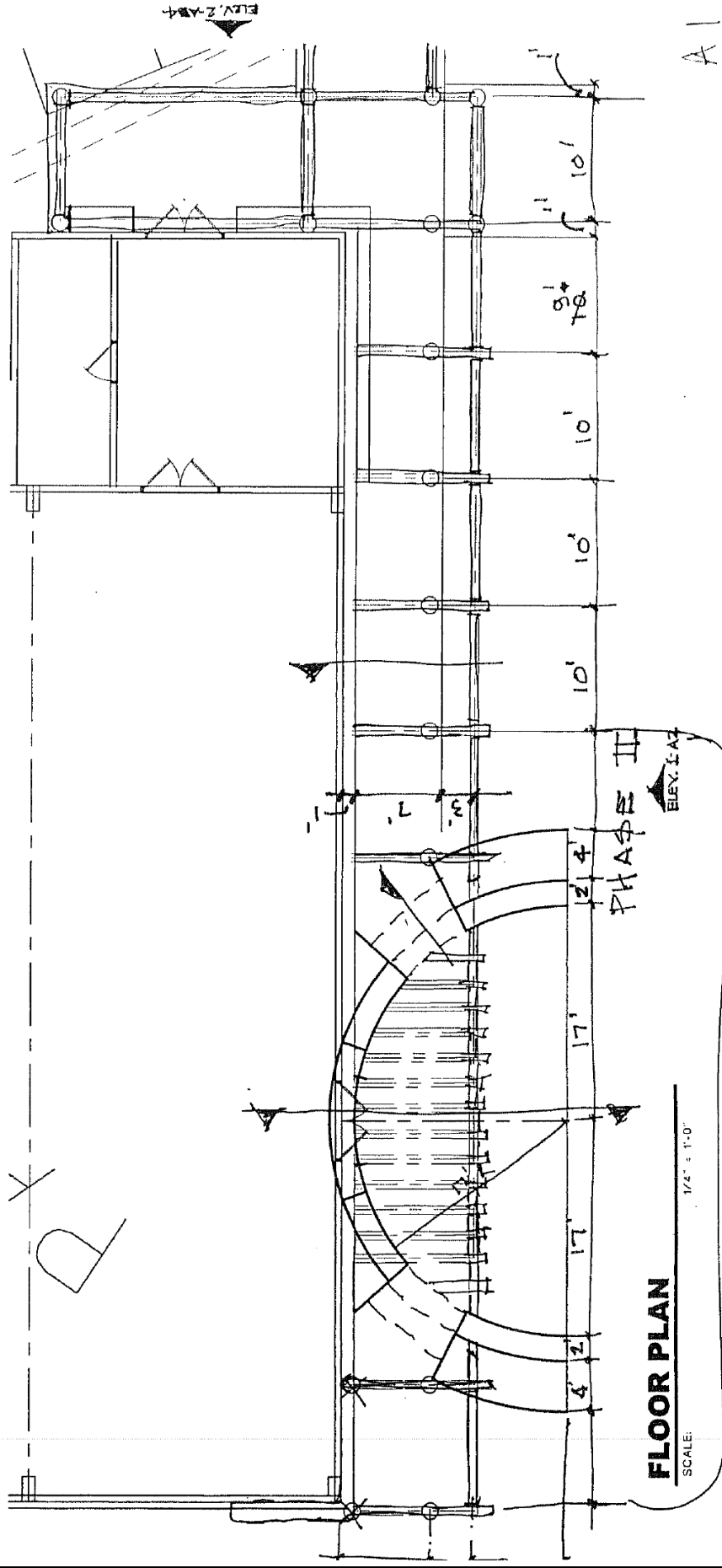
SITE PLAN

FRONT FACADE



ELEVATION 1

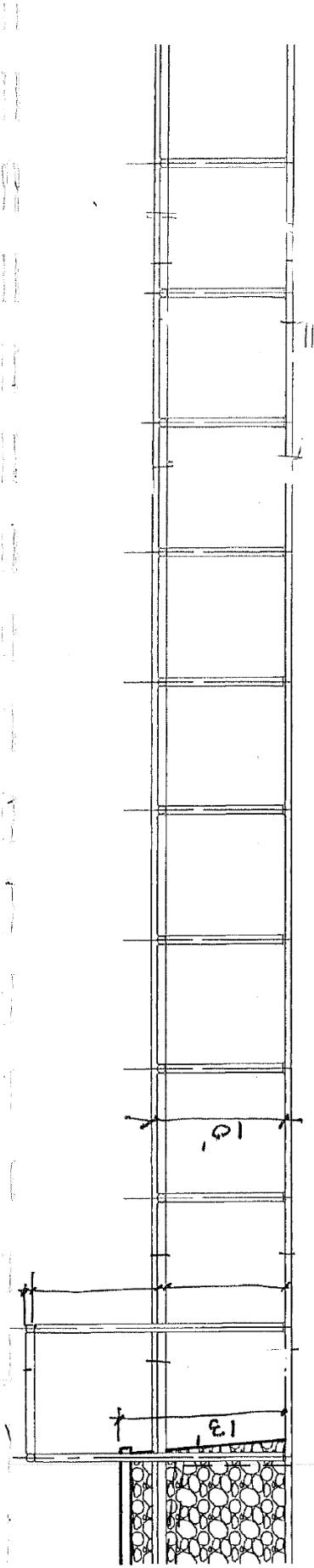
SCALE: 1/4" = 1'-0"



FLOOR PLAN

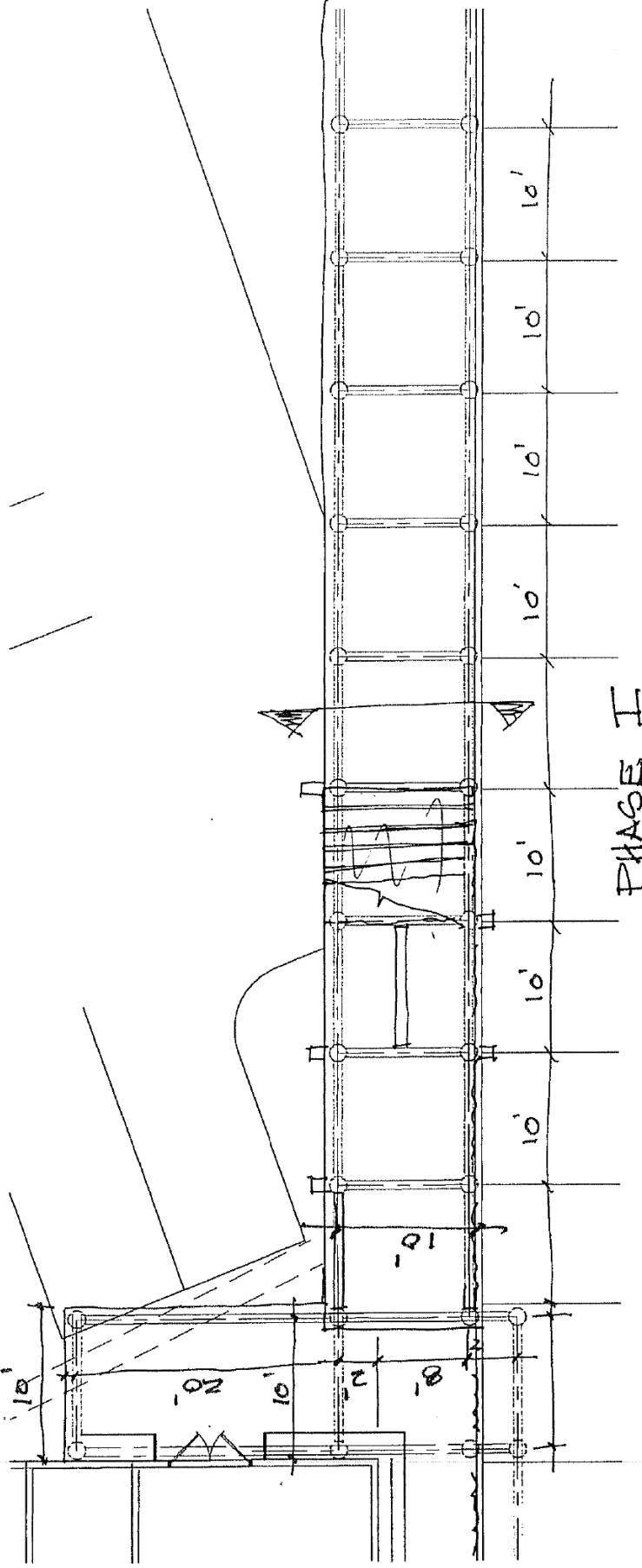
SCALE: 1/4" = 1'-0"

A 1



ELEVATION

SCALE: 1/4" = 1'-0"



PHASE I

FLOOR PLAN

SCALE: 1/4" = 1'-0"